

**Calusa Green, LLC**  
**Application for Planned Development Rezoning**

**Project Overview**

Calusa Green is a proposed solid waste management facility to be located on 554 acres in eastern Charlotte County. Unlike the “dumps” of the past, solid waste management facilities, more commonly called “landfills,” are engineered to protect the environment by preventing loss of leachate and gases. Additionally, the Calusa Green facility will go even further, utilizing the byproducts of the landfill to establish green industries in Charlotte County. Calusa Green is an economic opportunity for Charlotte County.

At Calusa Green, the landfill operation will provide the raw materials for these green industries. The proposed site plan includes uses such as a recycling operation, biosolids compost facility and an energy recovery plant. By capturing the methane gas produced by the decomposition within the landfill, Calusa Green will utilize this natural gas to produce electricity which will be sold to the Grid. Eventually 1000 homes will be powered for 40 years using the clean energy generated by Calusa Green, rather than energy produced by burning coal or petroleum.

The biosolids compost facility will utilize the biosolids generated by the landfill, but will also provide a disposal source for biosolids generated by other facilities such as the City of Punta Gorda’s wastewater treatment plant and the County’s Burnt Store wastewater treatment plant. The Burnt Store plant is currently injecting this material into deep wells.

At the conclusion of its useful life, the landfill will continue to be used for green activities. As an unshaded hill surrounded by citrus groves, Calusa Green will be an ideal location for installation of a solar array, providing another source of clean energy.

With its combination of landfill operations and green industries, Calusa Green will also have a significant positive economic impact in Charlotte County. As detailed in the Economic Impact Analysis prepared by Real Estate Research Consultants (Exhibit 19), Calusa Green will create 20 - 25 operational jobs at the facility, pay \$1,600,000.00 in total ad valorem taxes and contribute approximately \$7,000,000.00 to Charlotte County in host fees. In 2014 and 2015 as the facility prepares to open, an estimated \$13,400,000.00 will be spent on planning, permitting, construction and acquisition of initial equipment. The 2015 – 2016 construction project will support 100 jobs and generate \$90,000.00 in sales tax revenue for Charlotte County alone.

The direct and indirect economic impacts of Calusa Green total \$65,000,000.00 over the life of the project.

The Calusa Green site was chosen because its location and characteristics minimize the potential for any adverse impacts. The site is approximately 9 miles northeast of the intersection of State Route 31 and County Road 74. The site is within section 18 of

Township 40 South, Range 27 East. The Calusa Green site is at the intersection of Neal Road and Chiquita Drive, which are both private roads. The impacts of the project will not cause the traffic on nearby roads to exceed adopted levels of service. Calusa Green will have the exclusive right to utilize material excavated from an approved Group III excavation located on property adjacent to the project site. This material will be used for landfill cover and will eliminate the almost 220 trips per day that would have otherwise left the excavation site and traveled on State Road 31 and County Road 74 over a two year period.

The Calusa Green site is also located in an area where the intermediate and surficial aquifers, according to the Southwest Florida Water Management District Groundwater Resource Availability Inventory Report for Charlotte County, "have a very low susceptibility to contamination due to thick overlying confining layers which impede contamination." In other words, a thick, almost impenetrable layer of clay begins at approximately 25 feet below the Calusa Green surface and continues for up to 650 feet. This natural liner will prevent the flow of any contamination down to the Floridian aquifer. Additionally, the composition of the top layer of soil impedes horizontal flow as well. The hydrogeological characteristics of the site make it an ideal location for a landfill.

Calusa Green, LLC is under contract to purchase a portion of the property owned by Calusa Growers, LC. The Calusa Growers' property consists of approximately 661 acres. The Planned Development ("PD") rezoning is requested for 554 acres. The Calusa Green site is surrounded by vacant agricultural property used predominantly for citrus groves, cattle ranching and other agricultural activities. The project site, which has historically been used for citrus cultivation was fallow for several years as a result of the State of Florida's citrus canker eradication plan. It is currently intended that the subject property will be replanted with citrus, which will remain in place and productive until such time as expansion of the landfill is required. The site will transition from citrus cultivation to a landfill in phases, over a thirty (30) year period.

The Calusa Green site consists of Class I and Construction and Demolition debris disposal areas that will occupy approximately 220 acres of the PD. Additional uses such as a recycling operation, biosolids compost facility and energy recovery plant are also shown on the site plan. The remainder of the site will be used for ancillary facilities such as leachate collection/treatment, storm water management system, administration, maintenance operations and internal roadways. In addition, a three (3) mile section of Chiquita Drive will be improved from the site to County Road 74. The primary uses and components of the project are shown on the concept plans which are included with this application.